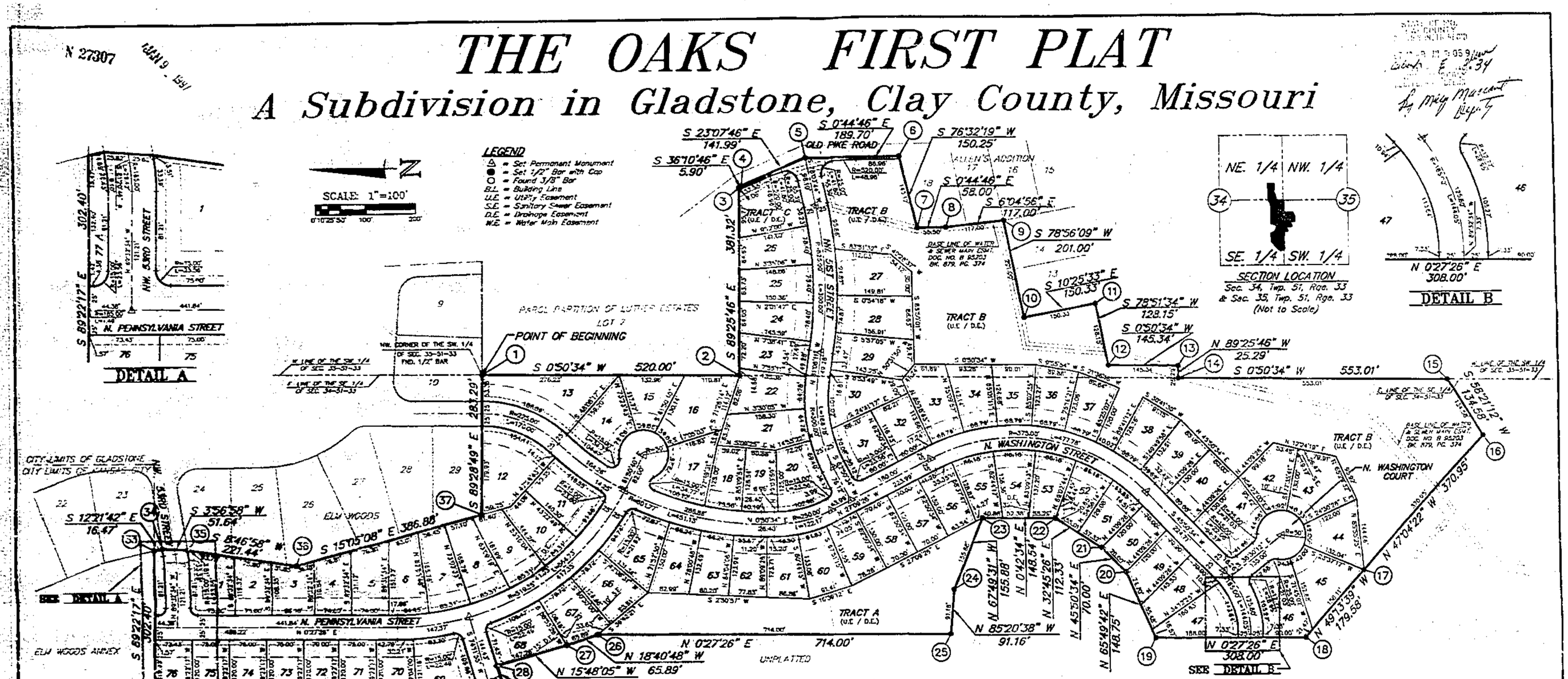
N 27307

MAY 9 1996

THE OAKS FIRST PLAT

A Subdivision in Gladstone, Clay County, Missouri



STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	335216.651	842557.100
2	335058.189	842564.739
3	335027.031	842700.979
4	335055.580	842702.040
5	335015.784	842719.038
6	334957.974	842719.791
7	334947.315	842673.258
8	334929.640	842675.488
9	334894.183	842679.266
10	334882.427	842619.147
11	334837.367	842627.438
12	334828.821	842599.115
13	334785.531	842588.466
14	334785.608	842580.760
15	334617.085	842578.281
16	334595.565	842543.364
17	334672.562	842460.583
18	334708.302	842410.134
19	334802.168	842419.353
20	334820.731	842461.242
21	334835.592	842476.547
22	334864.382	842495.071
23	334909.648	842495.831
24	334927.579	842451.838
25	334929.834	842423.948
26	335147.433	842425.684
27	335168.457	842419.253
28	335208.841	842407.032
29	335206.783	842396.935
30	335221.446	842392.786
31	335258.821	842386.952
32	335419.585	842389.235
33	335418.574	842390.391
34	335413.671	842481.466
35	335397.970	842480.382
36	335331.724	842470.077
37	335227.423	842500.764

STATE PLANE TRAVERSE TABLE

FROM	GRID BEARING	GRID DISTANCE (METERS)	TO
CL-14	S 83°25'50" E	363.868	TP-1
TP-1	S 0°10'20" E	560.217	TP-2
TP-2	S 0°40'34" W	225.731	TP-4
TP-3	S 33°8'07" W	131.563	TP-5
TP-5	S 0°37'11" E	253.087	TP-6
TP-6	S 18°53'27" E	154.543	TP-7
TP-7	S 51°1'21" E	409.859	TP-8
TP-8	S 76°45'26" W	91.714	NORTHEAST CORNER LOT 13 (P.O.B.)

NOTE: THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9999027. THE COORDINATES ARE LISTED IN METERS.

CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF THE OAKS FIRST PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY IS IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR A SUBURBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JAMES R. FARROW, MO LS NO. 1858
7-25-1996

DESCRIPTION: A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 51, RANGE 33 AND IN THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 51, RANGE 33 IN GLADSTONE, CLAY COUNTY, MISSOURI, CONTAINING ALL OR PART OF THE FOLLOWING PLATTED LOTS: LOT 7, PAROL PARTITION OF LUTHER ESTATE; LOTS 19 THRU 22 INCLUSIVE, ALLEN'S ADDITION (AS RECORDED IN PLAT BOOK 8 ON PAGE 245); LOT 13, ALLEN'S ADDITION (RESURVEY OF LOTS 5 THRU 7 INCLUSIVE AND LOTS 13 AND 14, AS RECORDED IN PLAT BOOK 8 ON PAGE 242); LOTS 32 THRU 35, LOTS 44, 68, 69, 84, AND 85 ELM WOODS ANNEX, ALL OF THE FOREGOING IN GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 0°50'34" WEST ALONG THE WEST LINE OF SAID QUARTER SECTION, 520 FEET; THENCE SOUTH 89°25'46" EAST, 381.32 FEET TO A POINT ON THE WESTERLY LINE OF OLD PIKE ROAD AS NOW ESTABLISHED; THENCE MORE OR LESS SOUTHERLY ALONG THE SAID WESTERLY LINE THE FOLLOWING THREE COURSES; SOUTH 36°10'46" EAST, 5.90 FEET; SOUTH 23°07'46" EAST, 141.99 FEET, SOUTH 0°44'46" EAST, 189.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, ALLEN'S ADDITION; THENCE SOUTH 76°32'19" WEST ALONG THE SOUTH LINE OF SAID LOT, 150.25 FEET, TO THE NORTHWEST CORNER OF LOT 18, ALLEN'S ADDITION; THENCE SOUTHERLY AND WESTERLY ALONG THE WEST LINE OF ALLEN'S ADDITION (AS RECORDED IN PLAT BOOK 8 ON PAGE 242) THE FOLLOWING SIX COURSES: SOUTH 0°44'46" EAST, 58 FEET; SOUTH 6°04'56" EAST, 117 FEET; SOUTH 78°56'09" WEST, 201 FEET; SOUTH 10°28'33" EAST, 150.33 FEET; SOUTH 78°51'34" WEST, 128.15 FEET; SOUTH 0°50'34" WEST, 145.34 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, PAROL PARTITION OF LUTHER ESTATE; THENCE NORTH 89°25'46" WEST ALONG THE SOUTH LINE OF SAID LOT, 25.29 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35; THENCE SOUTH 0°50'34" WEST ALONG THE WEST LINE OF SAID QUARTER SECTION, 553.01 FEET; THENCE SOUTH 58°21'12" WEST, 134.58 FEET; THENCE NORTH 47°04'22" WEST, 370.95 FEET; THENCE NORTH 49°13'39" WEST, 179.58 FEET; THENCE NORTH 0°27'26" EAST, 308 FEET; THENCE NORTH 65°49'42" EAST, 148.75 FEET; THENCE NORTH 45°50'34" EAST, 70.0 FEET; THENCE NORTH 32°45'26" EAST, 112.33 FEET; THENCE NORTH 0°42'34" EAST, 148.54 FEET; THENCE NORTH 67°49'31" WEST, 155.88 FEET; THENCE NORTH 85°20'38" WEST, 91.16 FEET; THENCE NORTH 0°27'26" EAST, 714 FEET; THENCE NORTH 18°40'48" WEST, 65.89 FEET; THENCE NORTH 15°48'05" WEST, 147.26 FEET; THENCE SOUTH 74°11'55" WEST, 34.43 FEET; THENCE NORTH 15°48'05" WEST, 50 FEET; THENCE NORTH 8°52'19" WEST, 124.12 FEET; THENCE NORTH 0°27'26" EAST, 527.51 FEET; THENCE SOUTH 89°22'17" EAST, 302.40 FEET TO A POINT ON THE EASTERLY LINE OF ELM WOODS ANNEX; THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE, THE FOLLOWING FOUR COURSES: SOUTH 12°21'42" EAST, 16.47 FEET; SOUTH 3°56'56" WEST, 51.64 FEET MEASURED (51.00 FEET, PLAT); SOUTH 8°46'56" WEST, 221.44 FEET; SOUTH 15°05'08" EAST, 386.88 FEET MEASURED (386.83 FEET, PLAT) TO THE SOUTHWEST CORNER OF LOT 29, ELM WOODS, A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI; THENCE SOUTH 89°28'46" EAST ALONG THE SOUTH LINE OF SAID ELM WOODS, 283.29 FEET MEASURED (283.36 FEET PLAT) TO THE POINT OF BEGINNING, CONTAINING 1367764.9 SQUARE FEET OR 31.4 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS THE OAKS FIRST PLAT.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE. FRONT BUILDING LINES ARE ESTABLISHED AS BEING 35 FEET FROM THE STREET LINE, SIDE BUILDING LINES ON CORNER LOTS ARE ESTABLISHED AS BEING 25 FEET FROM THE STREET LINE.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO GLADSTONE, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL AND ANY PURPOSE WATER, GAS, SEWER MAINS, DRAINAGE IMPROVEMENTS, POLES AND WIRES OR ALL OR ANY OF THEM OVER, UNDER, AND ALONGTHE STRIPS MARKED "UTILITY EASEMENT" OR "U.E.", "DRAINAGE AND UTILITY EASEMENT", OR "D.E. & U.E.", OR "SEWER EASEMENT", OR "S.E.". AUTOMATIC 10 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE FRONT LINES OF ALL LOTS AND 10 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE SIDE OF ALL CORNER LOTS. AUTOMATIC 5 FEET WIDE UTILITY EASEMENTS ARE ESTABLISHED ALONG THE REAR LINE OF ALL LOTS.

IN TESTIMONY WHEREOF: INTRA-STATE DEVELOPMENT CO[redacted] HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS 29th DAY OF July 1996.

INTRA-STATE DEVELOPMENT CO[redacted]

BY: Larry G. Schulz — LARRY G. SCHULZ, PRESIDENT

ATTEST: Robert J. Ellis — ROBERT J. ELLIS, SECRETARY

STATE OF MISSOURI } S.S.
COUNTY OF CLAY }

BE IT REMEMBERED THAT ON THIS 29th DAY OF July, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME LARRY G. SHULZ, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF INTRA-STATE DEVELOPMENT CO[redacted], A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: JEANETTE TROUTNER, Notary Public - State of Missouri, Commissioned in Clay County, My Commission Expires March 3, 1998

Jeanette Troutner — NOTARY PUBLIC

CITY OF GLADSTONE CORPORATE SEAL MISSOURI

CITY PLAN COMMISSION
RECEIVED: _____
APPROVED: 6-3-96
CHAIRMAN: WAYNE BEER

CITY COUNCIL
RECEIVED: _____
APPROVED: 6-10-96
MAYOR: ART HAMMEN

ORDINANCE NO.: 3551
CITY CLERK: MARILYN AHNEFELD

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

THE OAKS FIRST PLAT
GLADSTONE, CLAY COUNTY, MISSOURI

JOB NO.	1799
SCALE	NOTED
DATE	5-17-96
DRAWN	P.J.S.
CHKD.	J.M.F.
APPROD.	
REVISIONS	7-25-96
SHEET NO.	1 of 1

http://www.ClayCoGov.com